

***PHASE I
ENVIRONMENTAL SITE ASSESSMENT
BELLWOOD – 24TH AVENUE SITE
VILLAGE OF BELLWOOD, ILLINOIS***

Prepared for:



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SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) of the Bellwood – 24th Avenue Site in the Village of Bellwood, Illinois (“Property”). The Property is owned by the Village of Bellwood (Village) and currently consists of the following three parcels: 1101 Lyman Avenue (Property Index Number (PIN) 15-15-119-023-0000), 1101 South 24th Avenue (PIN 15-15-119-024-0000), and 1116 South 24th Avenue (PIN 15-15-119-022-0000). The former Woodrow Wilson Elementary School (1136 South 24th Avenue) is also associated with the Property, and is located on the parcels with PINs 15-15-119-023-0000 and 15-15-119-022-0000. The ESA was conducted by Integrated Environmental Solutions, Inc. (IES), under contract with Weaver Consultants Group North Central, LLC (WCG) on behalf of the Cook County West Suburban Coalition (CCWSC).

The results of this assessment are based on a site visit conducted by IES on November 12, 2015; interviews with Village of Bellwood representatives Ms. Tonita LeShore and Mr. Peter Tsiolis and subsequent review of Village-provided documents; historical records; and contacts with various environmental and related regulatory agencies. During the site reconnaissance, IES evaluated the potential presence of recognized environmental conditions (RECs) related to the present and historical uses of the Property and reviewed documents related to the Property. It should be noted that at the time of IES’ site visit, no utilities (i.e., electricity, heat, or water) were available at the former Woodrow Wilson Elementary School and six to seven feet of standing water were present in the basement of the building; therefore, not all areas of the Property building were accessible.

IES reviewed environmental database records to identify historical activities conducted at the Property and adjacent properties for RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs). The American Society for Testing and Materials (ASTM) (Designation E-1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*) defines a REC as follows: “*The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to*

the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

ASTM 1527-13 further defines RECs as including CRECs and HRECs. ASTM defines a CREC as follows: *“A controlled REC is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”* A HREC is defined as follows: *“A historical REC is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).”*

According to a review of historical records, the former Woodrow Wilson Elementary School building currently located at the Property was constructed in 1931. Three residential structures were formerly located on the northeastern portion of the Property from 1938 to at least 1972 when they appear to have been demolished. According to Village of Bellwood representatives, the Wilson Elementary School building has been vacant since 2008 and all utilities have been disconnected. The building cannot be reoccupied due to flooding and code violations.

Based on the results of this Phase I ESA, the following REC was identified at the Property:

- The potential surface or subsurface impacts related to the presence of existing or former heating oil USTs.

Based on WCG’s experience performing Phase I ESAs on schools of a similar age, schools often relied on a boiler and an associated heating oil underground storage tank (UST) for heat which

were typically stored in the basement. No historical, regulatory, or Freedom of Information Act (FOIA) information was provided that indicated the presence of a UST. However, according to a telephone conversation with school district representative Mr. Samuel Gardner on October 31, 2016, boilers were present in the basement of the building, and two heating oil USTs were present beneath the school's gymnasium. No historical, regulatory, or FOIA information was provided that indicated that the USTs were abandoned in place or removed. The potential presence of existing USTs is considered a REC due to their unknown condition and the lack of previous environmental investigations at the Property.

Based on the results of this Phase I ESA, no CRECs or HRECs were identified at the Property.

The following non-scope considerations were identified at the Property.

- Suspect asbestos-containing material (SACM) was observed in the form of 9-inch by 9-inch and 12-inch by 12-inch floor tiles and associated mastic; pipe insulation and pipe joints; 1-foot by 1-foot ceiling tiles and associated mastic; and insulation in the fire doors located throughout accessible areas of the former Woodrow Wilson Elementary School building.
- Suspect deteriorated and peeling lead-based paint (LBP) was observed in various locations in the interior of visible and accessible areas of the former Woodrow Wilson Elementary School building.
- Mold was observed on the ceiling and upper wall of the basement stairwell of the former Woodrow Wilson Elementary School building.